



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

September Minutes

Thursday, September 7, 2017; 7:00 p.m.

The eighth meeting of the Historic Preservation Commission was held on Thursday, September 7, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Reich moved to approve the August minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Yvette Zhou

PLANS FOR APPROVAL

Consent Agenda

1. HPC-17-59 – 8090-8092 Main Street, Ellicott City
2. HPC-17-60 – 8307 Main Street, Ellicott City
3. HPC-17-61 – 8289 Main Street, Ellicott City
4. MA-17-13c – 3794 Church Road, Ellicott City
5. HPC-17-62 – 6089 Lawyers Hill Road, Elkridge

Regular Agenda

6. HPC-16-103c – 8386 Court Avenue, Ellicott City
7. HPC-17-63 – 3855 Ross Road, Ellicott City
8. HPC-17-64 – 8133 Main Street, Ellicott City
9. HPC-17-65 – East side of Ellicott Mills Drive above 8398 Main Street, Ellicott City
10. HPC-17-66 – Lamp posts on SHA Bridge over Patapsco River and posts on Ellicott Mills Drive, Ellicott City
11. HPC-17-67 – 3508 West Gate Drive, Ellicott City
12. HPC-17-53 – 8267 Main Street, Ellicott City (continued from August)
13. HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City (continued from August)

CONSENT AGENDA

HPC-17-59 – 8090-8092 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$146,400.00. The difference in the assessment that is eligible for the tax credit is \$145,400.00. The Applicant has submitted documentation that a total of \$36,202.56 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$14,743.56. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$20,079.00 in qualified expenses for restoration work that includes HVAC work, repairs to the front façade, and interior repairs such as drywall, flooring and painting.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-60 – 8307 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$1,259,300.00. The difference in the assessment that is eligible for the tax credit is \$1,258,300.00. The Applicant has submitted documentation that a total of \$404,807.93 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$127,591.62. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$142,322.17 in qualified expenses for restoration work that includes HVAC work, flooring, painting, replacement of windows, plumbing, electrical and interior finish work.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-61 – 8289 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$510,100.00. The difference in the assessment that is eligible for the tax credit is \$509,100.00. The Applicant has submitted documentation that a total of \$450,123.38 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$51,622.74. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$87,635.00 in qualified expenses for restoration work that includes rehabilitation of the storefront and interior demolition and reconstruction, as the building was significantly altered from its original historic state by the previous owner.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work

requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

MA-17-13c- 3794 Church Road, Ellicott City

Final tax credit approval

Applicant: Arnold Sanders

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1945, although this date of construction is incorrect. The house most likely dates to the late 1800s, early 1900s. The Applicant was pre-approved for tax credits through the minor alteration process, case MA-17-13, to paint the exterior of the house and make minor wood repairs. The Applicant has submitted documentation that \$18,950.00 was spent on eligible, pre-approved work. The Applicant seeks \$4,737.50 in final tax credits.

Staff Comments: The application complies with the work pre-approved and the contract adds up to the requested amount. The cancelled check is for a larger sum due to other work that was done in the house.

Staff Recommendation: Staff recommends Approval as submitted, for a final tax credit of \$4,737.50.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-62 – 6089 Lawyers Hill Road, Elkridge

Certificate of Approval for exterior alterations

Applicant: Cathy Hudson

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the house dates to 1969. This house is not historic and is not a contributing structure to the historic district. The barn that is the subject of the application is located at the rear of the property. The Applicant believes the barn may date to 1926, but the overhang was approved by the HPC and constructed in 2012. The



Figure 1 - Proposed place of solar panels on the rear of the barn roof

Applicant proposes to install sixteen 40"x60" solar panels to the roof of the modern overhang, which is on the rear of the barn and faces away from Lawyers Hill Road. The panels will have a black anodized aluminum frame and will be flush mounted with a 10-degree tilt. The existing roof of the garage/barn is gray asphalt shingles.

The barn is located approximately 600 feet away from Lawyers Hill Road, will not be visible from the street, and will face the adjacent community that is not within the historic district.

Staff Comments: The application complies with the Guidelines for the Use of Solar Panels, "add solar panels on a roof not visible from a public way" and "place solar panels or other solar devices on roofs on a non-character defining roofline of non-primary elevation (not readily visible from public street)." The solar panels will be added to the rear of a non-historic building and will not be visible from a public street. While there is a neighboring historic property in close proximity, the solar panels will face away from that property and should not be visible.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. The Applicant was not present and there was no one in the audience who wished to testify. Mr. Reich asked if a 50-year-old house qualifies as historic. Ms. Holmes said a house at that age would be considered 'Recent Past' and there must be significant historical associations to the structure, such as being designed by a famous architect, owned by a famous person, or an important historical event that relates to the property to consider it as a historic property. The age alone does not necessarily qualify a property as being historic for properties built in the 'Recent Past'.

Motion: Mr. Reich moved to approve the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.

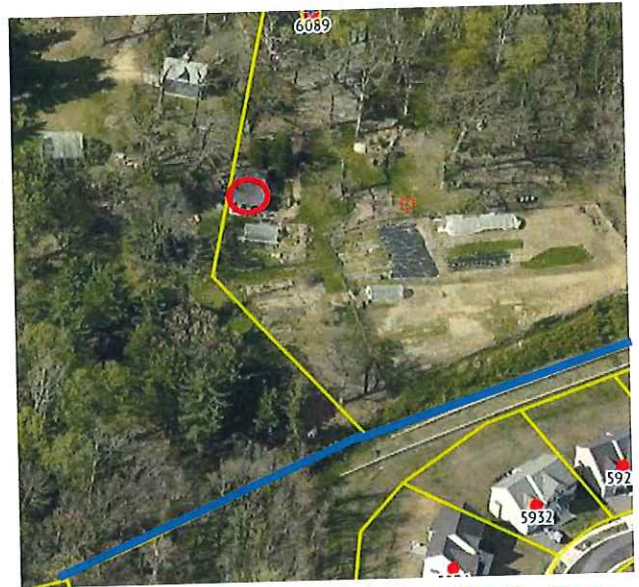


Figure 2 - Proposed location of solar panels. The blue line is the boundary of the Lawyers Hill Historic District.

REGULAR AGENDA

HPC-16-103c – 8386 Court Avenue, Ellicott City

Final tax credit claim.

Applicant: Reinaldo Velazquez

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. The Applicant was pre-approved for tax credits on December 1, 2016 for exterior alterations to the structure, including work to the doors, windows, siding, painting, roof, shutters, gutters, chimney, trim and front porch. The Applicant has submitted photographs that show that the repairs were completed. The final tax credit application contains a proposal from Mohamed Hammadi from CNA Preservation Company for \$120,000 for interior and exterior work to the structure. The application contains a document labeled 'Schedule A' that shows pricing points for different large scopes of work. The application also contains a letter from W.F. Chesley Companies, LLC regarding a construction loan. The application contains checks written to a Carlos Mendoza for \$30,000 and \$45,000 and checks written to CFM Construction for \$30,000 and \$15,000.

Staff Comments: The application form contains a page where the Applicant must itemize expenses and provide a brief description of the work. The Applicant has stated that \$48,500 was spent on the pre-approved work, for a tax credit of \$12,125. There is no documentation in the application to show where these numbers came from, nor is there any documentation that relates the checks written to Carlos Mendoza to the construction. Staff requested itemized receipts and invoices pertaining to the expenses and received the following response from the Applicant:

"The contractor that I hired for the work is Mohamed Hammadi with CNA Preservation Company, his Maryland Home Improvement license number is 102828. Carlos Mendoza and CFM Construction is a partner and project manager for this particular house, all the checks are written to him according to the draw schedule from the bank. As you notice I attached the documents from the bank showing the draw schedule and the loan amount for purchase (\$180,000) and renovation (\$120,000). I cannot get itemized invoices or receipts because this was a whole renovation, if I paid only for each particular item, the costs would be much higher, some of the work are related to each other and some of them are not, also some work doesn't require a license so the main contractor sub contracted other people. This was a huge and very complicated project, involved a lot of people, effort and hard work, and everything was done with the required permits from the county. Workers are paid weekly, receipts are in a large amount and almost impossible to itemize."

Staff has been reviewing projects with itemized expenses for projects larger than this for several other tax credits. Staff cannot recommend approval at this time, as there is no way to verify any of the expenses.

Staff Recommendation: Staff recommends Denial of the final tax credit until the Applicant can show itemized expenses.

Testimony: Mr. Shad swore in Reinaldo Velazquez and Sybil Buckwalter. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Buckwalter said she brought an itemized invoice from CNA Preservation this evening, which was passed out to Staff and the Commissioners.

Mr. Velazquez said at the time of the application, he was unsure what specific documents were required. He said Carlos Mendoza, the project manager, was responsible for making payments to contractors and subcontractors. The payments were from the four bank draws totaling \$120,000. Mr. Velazquez said he did his best to itemize specific amounts, but it was hard since payments were made in four lump sums.

Mr. Roth said the itemized invoice that was submitted tonight by Ms. Buckwalkter is still not sufficient to show proof of payment. Ms. Holmes asked if there was an invoice for the roof. Mr. Velazquez said he purchased roofing materials from a supply company for about \$3,000.00, but there is no invoice for the labor since it was paid separately through payroll. Ms. Holmes said the receipts and invoices where the raw roofing materials were purchased from should be submitted for the tax credit claim application.

Mr. Reich asked if CNA Preservation Company is a partner. Mr. Velazquez said CNA Preservation Company is the licensed main contractor. Ms. Holmes said the itemized invoice Ms. Buckwalter submitted this evening did not exist at the time the application was made, although itemized numbers were written on the application form, and asked where the figures on the itemized invoice came from. Ms. Holmes said when she first asked Mr. Velazquez for the itemized amount, he said he did not have itemized amounts, although the application form contained self-supplied itemized amounts. Ms. Holmes said the canceled checks were written to Carlos Mendoza, not to CNA Preservation Company or Mohamed Hammadi who is the MHC licensed contractor for CNA Preservation.

Mr. Roth said although there is an itemized list from CNA Preservation Company, the list lacks evidence that Mr. Velazquez paid money to CNA Preservation Company. Mr. Velazquez said Mr. Mendoza is the project manager. Mr. Roth said there is no evidence that ties Mr. Mendoza to CNA Preservation Company. Mr. Roth said there is nothing that shows these checks paid for the items on the itemized invoice.

Mr. Taylor asked if the bank is transferring the money directly to the contractor. Ms. Buckwalter said no. Mr. Roth asked who the bank gave the money to. Mr. Velazquez said himself. Mr. Roth said there is no evidence in the documentation on what Mr. Mendoza or CNA Preservation Company did with the money. Ms. Tennor said the itemized invoice is needed to determine which building items qualify for the tax credit. Mr. Velazquez said the itemized invoice he brought this evening shows all items that would qualify for the tax credit.

Ms. Burgess said the checks need to be written to the company who provided the invoice. Mr. Taylor said State and County laws state that a tax credit can only be given if certain documents are provided, including evidence of payment to a MHIC licensed contractor for itemized work. These requirements were discussed at the pre-approval stage, that all work needs to be itemized because there is no legal authority to grant a tax credit without required documentation. Staff can work with Mr. Velazquez to satisfy the tax code requirements.

Mr. Roth said Mr. Velazquez should provide documentation from the people he paid and what they did with the money. This information needs to line up with what was approved for the tax credit.

Mr. Taylor said it is unusual that an individual was written a \$30,000 check for work that was allegedly performed by a company. Mr. Taylor said evidence is needed showing that a MHIC licensed contractor was paid the funds to do the work which is itemized, for the work to be eligible for the tax credit.

Ms. Holmes said the Applicant should submit receipts for any materials purchased. Mr. Reich asked if Mr. Mendoza is licensed. Ms. Buckwalter said Mr. Mendoza works under CNA Preservation Company.

Mr. Taylor said Staff will provide Mr. Velazquez with a letter outlining the required documents. Mr. Shad said the case can be continued if the Applicant returns with the required documents.

Mr. Velazquez asked about the documentation required for the Façade Improvement Program. Ms. Homes said the same documentation of itemized invoices are needed. Mr. Velazquez questioned why the quote without a MHIC license holder was approved. Ms. Holmes said in the pre-approvals, the two quotes were drastically different. One with a MHIC licensed contractor and the other without. Only MHIC licensed contractor work will qualify for tax credits because labor will not count without a MHIC license. Mr. Taylor said if the Applicant has receipts for the materials and is not seeking a labor tax credit than only the receipts for materials are needed.

Motion: There was no motion. The Applicant will return with the correct documentation for approval.

HPC-17-63 – 3855 Ross Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Jennifer Lyon

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1895. The Applicant proposes the following work:

- 1) Enclose the cantilevered area below the 2nd floor kitchen, to resemble an enclosed porch.
- 2) The existing 2nd floor deck will be reconfigured (using existing decking) to extend from the kitchen door to the east elevation only.
- 3) Flooring will be slab on grade that extends outside to an exterior walkway and patio using irregular flagstone.



Figure 3 - Front view of house from street

- 4) Siding will be 5/16" x 8-1/4" HardiePlank Cedarmill Fiber Cement siding painted to match existing color (Sage Blue).
- 5) Windows and doors will be Marvin Integrity Ultrex fiberglass clad wood.
 - a. Four North elevation windows will be 4 feet wide by 5 feet high double hung (1:1/no grilles) set on 1 foot-6 inch knee wall framing.
 - b. Two North elevation doors will be 3 feet wide by 6 feet 8 inch high full lite, exterior swing.
 - c. Side doors will be Jeld-Wen 1-3/4" fir, 12 lite true divided grilles to reflect the grid pattern of the existing windows – exterior painted white.
- 6) Install three wall mounted exterior lights in a rustic bronze color. The lanterns will be located at the exterior door location. The Applicant has not provided spec sheets for this item and the application does not indicate the exact location of installation.



Figure 4 - Front and side view of house from street



Figure 5 - Existing north (rear) elevation



Figure 6 - Proposed north (rear) elevation



Figure 7 - Existing west (side) elevation



Figure 8 - Proposed west (side) elevation

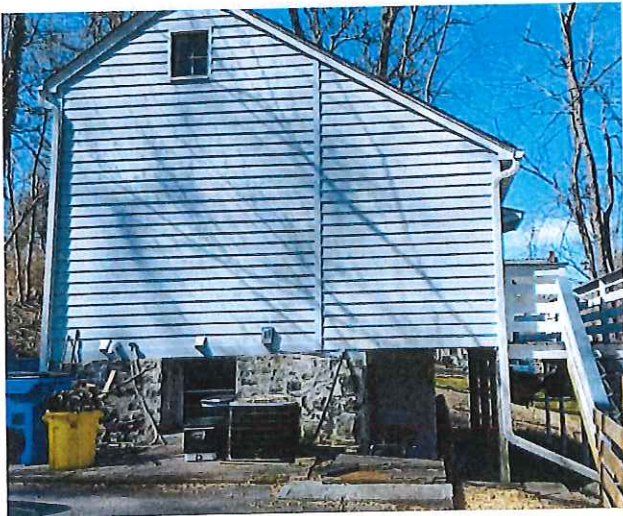


Figure 9 - Existing east (side) elevation

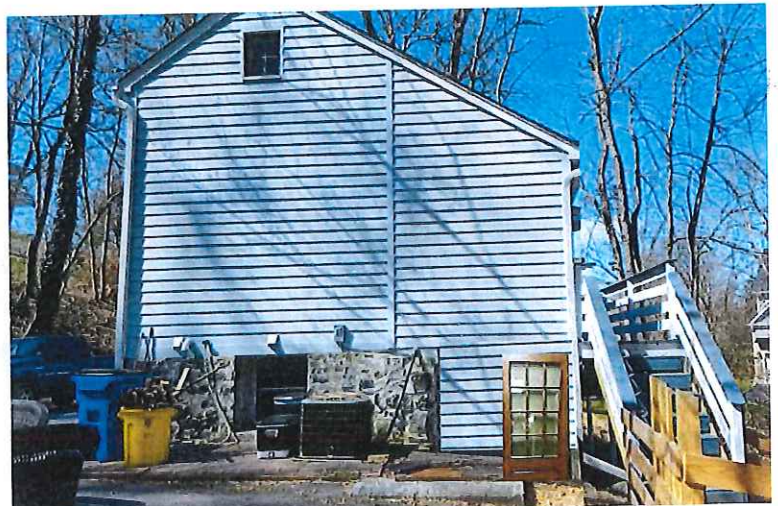


Figure 10 - Proposed east (side) elevation

Staff Comments: The addition will be located on the rear of the structure, which complies with Chapter 7.1 recommendations, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from a public way.” The house is located at the end of Ross Road, which is not a through street and ends by this property. The rear of the house backs up to properties located on Mulligans Hill Lane (Mulligans Hill also dead ends near this property). As such, the rear of the house is not visible from the public way.

Chapter 7.1 states, “design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building.” Chapter 7.4 also states, “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.” The design of the addition is more contemporary on the rear of the addition than on the sides. On the sides of the addition, which will be visible from the public right of way, the Applicant proposes to use a 12-lite wood door. For the rear of the structure/addition, the Applicant proposes to use a full lite door and 1:1 windows. The Guidelines indicate this may be acceptable, but it would be more consistent to install the 12-lite wood door on the rear and a simulated divided lite window with exterior muntins on the rear, which would keep a consistency in design throughout the house and addition. The Marvin Integrity windows do come in two styles of a simulated divided lite, as shown in Figure 11. The addition will be constructed with HardiePlank, which will make clear that the addition is not a historic addition, but a modern one.

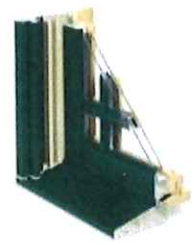
Chapter 7.5 states, “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.” The use of the modern window material is acceptable for a rear addition that is not visible from the public right of way. The proposed 12-lite door is a wood door, which best complies with the Guidelines. Staff recommends the Applicant use a smooth textured HardiePlank siding as opposed to the Cedarmill, as painted wood siding does not have a texture. The Cedarmill siding does not comply with the Guidelines. The difference in materials between the historic wood siding and the new HardiePlank, will suffice in avoiding exact replication, but the textures should be similar, as recommended by the Guidelines.



Figure 1 - Location of property



Simulated Divided Lites (SDL)



Simulated Divided Lites with Spacer Bar (SDLS)

Figure 11 - Simulated divided lite styles

Generally, a rustic bronze exterior light/lantern located by a doorway should be appropriate as the Guidelines recommend, "choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material" and "place attached lighting fixtures in traditional locations next to or over a door." A spec sheet and confirmation of the location of installation is needed.

The reconfiguration of the deck reduces the width of the deck from being the full width of the house, similar to a porch, to only half the size. By reducing the size of the deck, the symmetry on the rear of the house is lost, as is the similarity to a porch. Chapter 7.B recommends that decks "should be substantial in appearance, having more of the character of a porch."

The proposed patio will be made with a local quarried flagstone approximately 225 square feet in size. The proposed flagstone will complement the historic granite foundation on this house and complies with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way" and "construct new terraces or patios visible from a public way from brick, stone or concrete pavers design to look like indigenous stone."



Figure 12 - Proposed flagstone

Staff Recommendation: Staff recommends Approval as submitted with the following contingencies:

- 1) The siding should be changed to a smooth textured HardiePlank.
- 2) The windows have external simulated divided lites.
- 3) The 12-lite door be used for all doors on the addition.
- 4) A spec sheet and location plan needs to be submitted and reviewed for the exterior lights.
- 5) The deck remains the full width of the house.

Testimony: Mr. Shad swore in Jennifer Lyon and Eddie Glawe. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Lyon explained that the existing full deck obstructs views of the surrounding woods and makes the interior of the house dark. Ms. Lyon proposes to reduce the deck size and reconfigure the exit staircase from the rear second floor allowing more light into the house. Ms. Lyon said she is open to suggestions about the designs of exterior lighting fixtures. Regarding the siding material, she felt the existing wood siding is textured, but she is open to siding options. Ms. Lyon said the second-floor windows are not symmetrical, but the proposed windows and doors on the first floor will be symmetrical. She prefers not to have muntins on the doors due to additional costs and feels they are not a necessary feature, since the area is not in public view. However, she is willing to comply with the Commission's recommendations.

Mr. Reich asked if the rear balcony will feature an exit from the second floor. Ms. Lyon said yes, there is a staircase exiting to the yard. Mr. Reich asked if the deck was original or a late addition. Ms. Burgess said the deck seemed modern. Ms. Lyon said the contractor may need to remove the entire deck for safety before reusing the materials to reconfigure it.

Mr. Reich asked if the siding is original. Ms. Lyon said some is, but prior to her ownership a tree fell on the house and that required reconstruction of the house. As a result, there are two different types of siding on the house now. The narrower siding does not seem to be original. Ms. Tennor asked if the siding is cedar. Ms. Lyon said she did not know since the two sidings have different dimensions and were painted over.

Ms. Tennor asked if the Commission should make a recommendation on the siding type. Mr. Taylor said the Commission can decide whether to maintain a consistent look or for the modern addition to have its own look.

Ms. Holmes asked which siding Ms. Lyon preferred. Ms. Lyon said she liked the textured siding to make the smooth window/door trim stand out.

Mr. Reich asked about the divided lite on the two doors. Ms. Lyon said the back doors on the house are not consistent with the rest of the house. The kitchen door is modern since it was replaced after the tree fell on the house. Mr. Reich asked if the doors on the sides will be painted white like the windows. Ms. Lyon said yes.

Ms. Zoren said the Applicant should consider the side elevation as if she were to stand in the room and what her viewpoint would be like. There will be 12 lite doors on the sides and full panel glass doors in the same room that may throw off the uniformity internally. Ms. Lyon said without the grills, it allows the original stone foundation to be more visible looking from outside.

Ms. Tennor asked about the Applicant's intention with the ground area underneath the deck. Ms. Lyon said she would like to use flagstone to finish the area but had no final plans yet.

Ms. Zoren said the proportion of the four by five windows are very horizontal compared to vertical windows on the rest of the house. She suggested that the Applicant add three more vertical windows in the space where the two windows are, which would result in better symmetry. Ms. Lyon said there are structural columns there, preventing a different window arrangement.

Motion: Mr. Reich moved to approve the application as submitted allowing the Applicant to use: either smooth or textured HardiePlank siding; either divided or undivided lite for the rear windows; and the twelve lite divided doors on the exposed end walls. The location of the exterior lights to be approved as submitted. The deck is approved as submitted as an exit from the second floor. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-64 – 8133 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Trae Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval to install a double sided MDO wood

projecting sign on an existing black metal bracket, which is located above the first-floor cornice. The sign will be 24 inches high by 24 inches wide for a total of 4 square feet. The background of the sign will be black and the text will be white. The text will read on two lines:

COMICS, APPAREL & MORE
CULTURE LAB

There will be a large graphic below the text of a figure with a blue circle behind it. The figure contains many colors, such as black, several shades of yellow, maroon, red, blue, and orange.

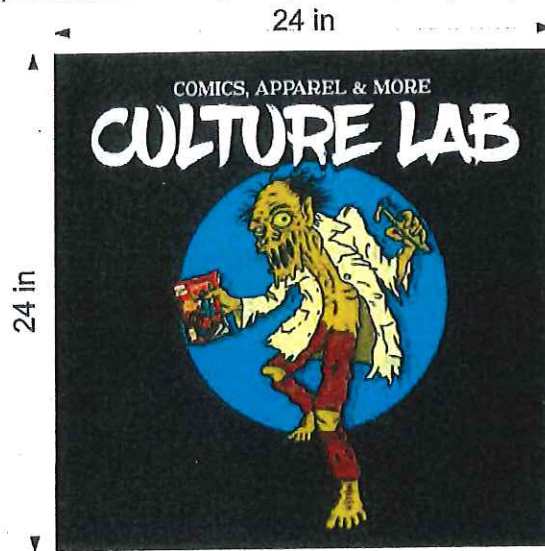


Figure 13 - Proposed sign

Staff Comments: The application does not comply with the recommendations in the Guidelines, which state, "use a minimum number of colors, generally no more than three." There are approximately 7 to 8 different colors and shades within this sign.

While the application states, "the size and style is very similar to other Main Street businesses and has no more color or variation than existing signage on the street," Staff is unable to find other comparable signs that the Commission has approved. The majority of the signs on Main Street are limited to the business name, with a small graphic detail. Aside from the color, the size of the sign complies with Chapter 11.B recommendations, "limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings."

Chapter 11.A of the Guidelines recommends, "keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used" and "emphasize the identification of the establishment rather than an advertising message on the face of the sign." The proposed sign does have a small tagline of "comics, apparel and more" which is brief and to the point and is a minimal advertising message. However, Staff recommends moving that tagline below the business name, so that the business name remains the most prominent item on the sign.

The application states that signs reflect the company logo, which “is very important to be displayed from a branding perspective.” The font used for the business name is unique though, and from a branding point of view, would be identifiable to relate it to the business without a graphic. Most branding schemes contain variations of the primary logo for use on different styles of printed and digital media. A mock up of a potential sign with the just business name and tagline moved below the business name is shown below:



Figure 14 – Suggested sign arrangement

The use of the existing metal bracket complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky.”

Staff Recommendation: Staff recommends Approval of a sign to consist of the business name and tagline, using the existing metal hardware. A border should be added around any approved sign.

Testimony: Mr. Shad swore in Trae Reuwer and Mitch Stringer. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Stringer is the tenant and he said he is opening a comic store on Main Street around September 15. Mr. Stringer took photos of other signs on Main Street to use as inspiration for his own sign design. He said the logo on his proposed sign resembles the “Scooby Doo” cartoon which is smaller than the leaf design on the Manor Hill Tavern sign.

Ms. Holmes said many of the signs in the photos he provided have not been approved by the HPC. Staff is currently working to bring the signs to compliance and obtain HPC approval.

Ms. Zoren said the Guidelines state a maximum of two or three colors should be used per sign. She recommends the proposed logo have a simplified color pallet and that a border be added to the sign.

Mr. Taylor referenced the Guidelines that state a sign should have maximum of two to three colors, and use a simple logo instead of text. Mr. Stringer asked if black and white count as colors. Ms. Zoren said yes, and added that the sign could be black, white and blue for example. Mr. Taylor said the Manor Hill sign is a good example of a sign that fits within the Guidelines. Mr. Taylor said one recommendation is to use simple legible words and graphics, which Ms. Tennor said the Applicant has done.

Mr. Stringer asked if the figure in the logo is green, and the background is white and black, would that be acceptable. Ms. Zoren said yes. Mr. Stringer said the figure in the proposed logo is holding a comic book with several colors and he may remove it to meet the maximum number of colors allowed while still maintaining the integrity of the sign. Ms. Tennor recommended Mr. Stringer start with a black and white version of the logo, then add colors to determine what would be best. Mr. Taylor said it is possible to have one color at different levels of intensity.

Mr. Reich said the logo design is good, but the color pallet needs to be simplified and finalized by the Applicant. Once this is done, the Applicant can use the Minor Alterations process for approval.

Mr. Shad asked the Applicant if he was willing to withdraw the application and revise it based on the Commission's input. Mr. Stringer said yes.

Motion: There was no motion. The Applicant withdrew the application.

HPC-17-65 – East side of Ellicott Mills Drive above 8398 Main Street, Ellicott City

Certificate of approval to install sign.

Applicant: Ed Lilley, Howard County Historical Society

Background & Scope of Work: This site is located in the Ellicott City Historic District, but does not contain a historic structure.

The Applicant proposes to install a freestanding sign along the sidewalk on Ellicott Mills Drive. The sign will be angled and will be 46 inches high at the highest point and 32 inches high at the lowest point in the front. The overall size of the sign will be 35 inches wide by 22.5 inches high. The application states that "the panels are made of 2 mil vinyl mounted to the back of 1/8" non-glare acrylic with optically clear adhesive, back covered with 4 mil block-out vinyl with exterior custom high pressure laminate and the pedestals are made of powder-coated aluminum." The sign will match the existing Civil War Trail and Historic National Road signs. The sign will contain historical information on the Fells Lane Community, which was demolished in 1970 (see Figure 15). The sign will also contain the logos for all partners on the sign, as shown in Figure 17.

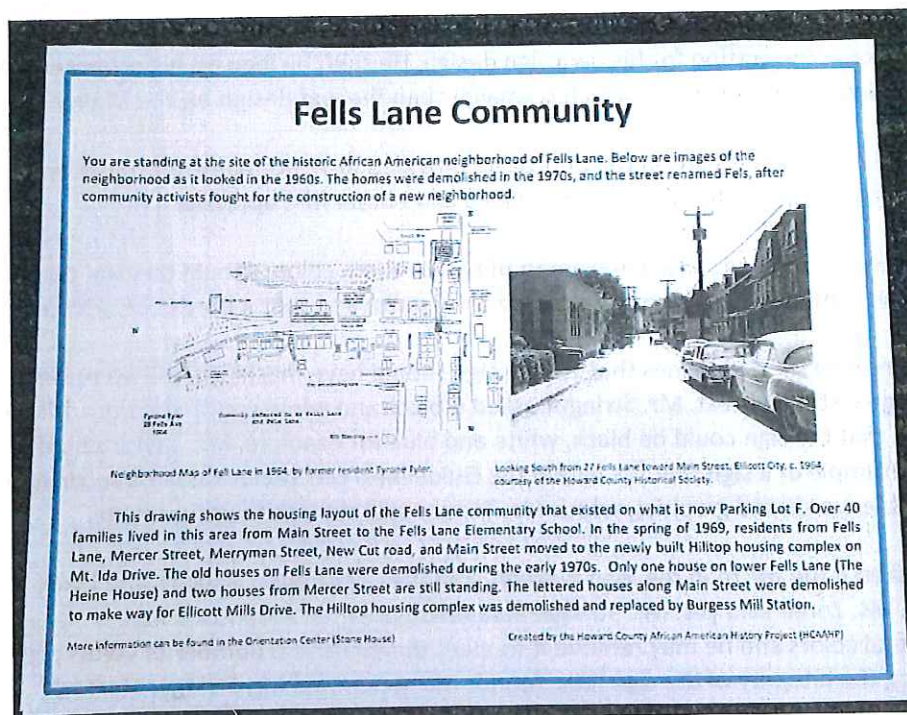


Figure 15 - Proposed interpretive signage



Figure 16 - Proposed location

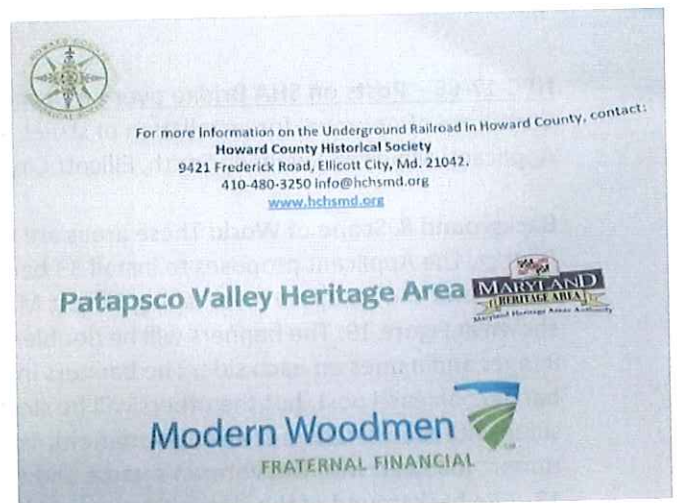


Figure 17 - Proposed partner logos

Staff Comments: As mentioned last month when the Applicant filed a similar application, Staff has requested that a new interpretative sign pedestal mount/base be identified for use throughout town through the Ellicott City Master Plan process. However, at this time, the proposed interpretative sign complies with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, trash receptacles and other street furniture.” The Guidelines also state, “carefully evaluate the need for placing additional street furniture on narrow historic district streets and sidewalks.” The sign will be placed along Ellicott Mills Drive, so additional streetscape items are not being added to crowded Main Street sidewalks. The sign will not block views of the historic structures (the original Courthouse and the Thomas Isaac Log Cabin), but will overlook them from a slight distance and different elevation.

The layout of the sign is clear, easy to read and uncluttered. However, the addition of a neutral colored background color may make the graphics more prominent.

Staff Recommendation: Staff recommends Approval as submitted, with the contingency that the sign hardware/holder be replaced when a new standard for town is identified through the master plan process.

Testimony: Mr. Shad swore in Ed Lilley. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Lilley said he did not bring a sample sign incorporating the sponsors’ logos. However, the design will follow the format of previously approved signs like the Underground Railroad Network sign and Civil War Trails signs that feature sponsors’ logos on the right side of the sign, if one was facing the sign.

Ms. Tennor asked if the proportions of the sign will increase to include the sponsors’ logos. Mr. Lilley said yes, the sign will be wider, matching the existing Civil War Trails sign. Ms. Tennor said the title of “Fells Lane Community” should be larger to fill the sign space.

Motion: Ms. Tennor moved to approve the application with the inclusion of the partner logos as described by the Applicant. Mr. Reich seconded. The motion was unanimously approved.

Certificate of Approval for installation of street banners.

Background & Scope of Work: These areas are located in the Ellicott City Historic District. The Applicant proposes to install 33 banners on 24 lamp posts along the SHA bridge over the Patapsco River, along Ellicott Mills Drive and in Parking Lot D, as shown in Figure 19. The banners will be double-sided and may contain different images and names on each side. The banners in Parking Lot D will consist of two banners on each post, but the others will be single banners (although possibly double sided with different names and information). The banners will read, “We Proudly Honor” followed with the Veteran’s name and the sponsor’s name, as shown in Figure 18. The background of the sign will be red, white and blue and have white text.

The banners will be 24 inches wide by 48 inches high, for a total of 8 square feet. The banners are a standard size, and are the same size as the current Ellicott City Partnership banners that are up. The banners would be installed on October 13, 2017 and taken down on November 13, 2017, after the Veteran's Day Parade.



EC Vet Banner Locations

- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Single Banner
- Double Banner
- Double Banner
- Double Banner
- Double Banner
- Double Banner
- Double Banner



Figure 19 - Proposed banner locations

Staff Comments: The application generally complies with Chapter 10.C recommendations, "improve consistency in design throughout the historic district for items such as street lights, traffic signals, trash receptacles and other street furniture." The design of the proposed banners as shown in the application will all match, while only the photograph and name of the individual veteran and sponsor will change, so the design will be consistent throughout the district. The design of the submitted banner complies with Chapter 11 recommendations, "use a minimum number of colors, generally no more than three." The sign will contain three colors; red, white and blue; which is similar to the existing Ellicott City Partnership banners, and complies with the Guidelines.

Staff requested additional information from the Applicant on the text and banner design, who stated, "We do not have text for banners but they will be similar to the samples submitted. Each banner will have a picture, name of service person, branch of service and probably their years of service in the military. We may put Ellicott City Hometown Heroes on banner." Staff has requested the Applicant confirm the final banner design, as the template submitted does not show 'Ellicott City Hometown Heroes' and instead reads, 'We Proudly Honor.'

Staff Recommendation: Staff requires confirmation of the exact plans for these signs.

Testimony: Mr. Shad swore in Maureen Sweeney Smith. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Smith said no.

Ms. Tennor asked about the difference between a pair of banners and a single banner. Ms. Smith said all banners are double sided. There will be two banners on each pole in Parking Lot D and one banner on each pole over the SHA bridge and along Ellicott Mills Drive.

Mr. Roth asked about the process for selecting the veterans to be on the banners. Ms. Smith said the cost is \$500.00 to feature a veteran on the banner. The funds would go towards the banner production and installation, and would raise money for the Veteran's Day Parade in November. However, due to time constraints, the banners may not be ready in time for this year's Veteran's Day Parade but will be ready by the 2018 parade. Ms. Smith asked if annual approval is needed for the banners. Mr. Shad said a new approval would be required if the design on the banner changes.

Ms. Tennor asked if there are existing brackets on the light poles. Ms. Smith said yes, there are brackets on the poles on the SHA bridge and on Ellicott Mills Drive. Eighteen new brackets will be installed (2 on each pole) in Parking Lot D. Ms. Burgess said the current "Ellicott City Partnership" banner would come down and only the veteran's banner would be on display around Veteran's Day, then it would be removed after 30 days.

Mr. Taylor said the if the design of the banner does not change in future years, then annual approvals are not needed. The Decision & Order can include language to display the banners within a certain date range and stipulate that the banners should be removed after 30 days.

Motion: Ms. Tennor moved to approve the application to install banners in the locations indicated for a period of 30 days around Veteran's Day, with the understanding that the banners will come down and the banners may be installed in a regular yearly cycle. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-67 – 3508 West Gate Drive, Ellicott City, HO-142

Tax credit pre-approval for repairs.

Applicant: Vadim Shapiro

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-142, the Old St. John's Rectory. According to SDAT the house dates to 1819. This property is not located in a historic district. The Applicant proposes to make the following repairs/alterations and seeks tax credit pre-approval for the work, as stated in the application:

1. Structural/masonry repair – The east and west exterior walls have bowed out more than 8 inches. A large vertical wall crack exists on the west and north elevation. The mortar of the exterior walls has deteriorated and needs to be repointed. The estimate from the contractor shows the following scope of work:
 - a. Tuck point the gable end stone on the road side.
 - b. 50% spot pointing on the gable end of the house facing the neighbor's house and the rear of the building above the roof.
 - c. Remove all vines and necessary trees to access the building.
 - d. Structural engineer consultation and architectural drawings.
 - e. Manlift and scaffolding rental for the completion of the project
 - f. Demo and rebuild the area on the east and west elevations per discussion. Install ties as discussed. Core filled block will be used in the rear. These areas are small sections of each elevation and are depicted on the elevation drawing in the application.
 - g. Rebuild chimney closest to the neighbor's house.
 - h. Interior floor protection with tarp and plywood.
 - i. Repair and paint all interior walls necessary due to the structural repair of the stone walls.
 - j. Dumpster rental, stone and construction debris disposal.
 - k. Permit application.
 - l. Install blocks between floor joist and install 30 structural stars.

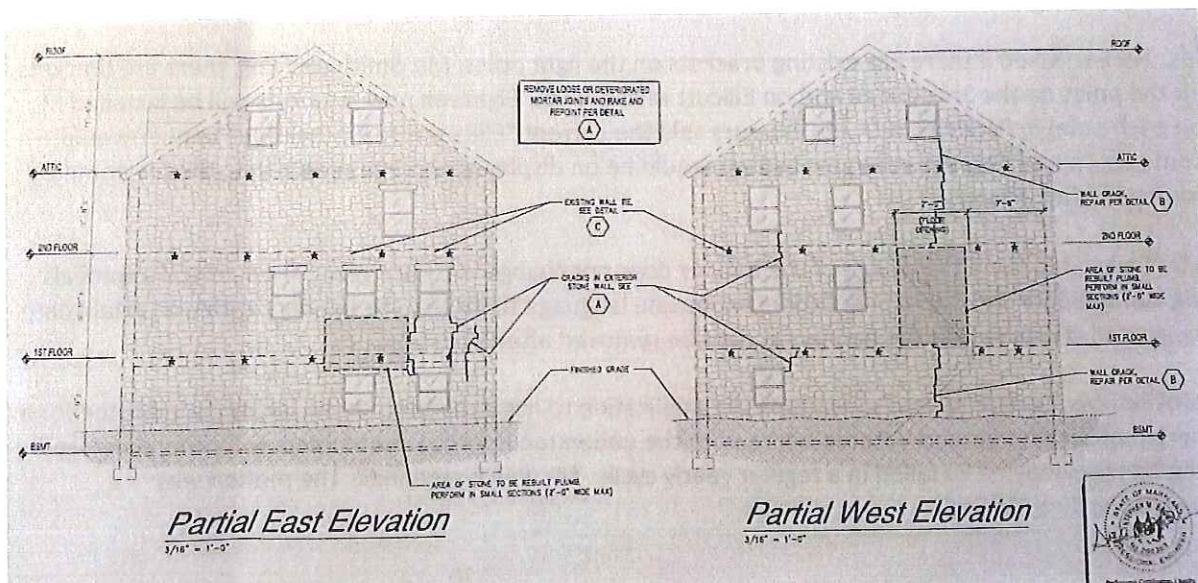


Figure 20 - Elevations showing repair work

2. Roof maintenance – seal all loose shingles as needed, seal skylight and repair/replace flashing and weather-stripping as needed, replace vent pipe boots and gaskets, repair nail heads, secure and seal ridge vent system, clean all gutters and downspouts, remove all debris from roof, secure and seal chimney flashing as needed, install end plugs inside ridge vent and install starter course on dormer eave.
3. Install HVAC system using a combination of minisplit units and traditional ductwork in the house, due to the difficulty of laying ductwork through the stone wall of the house. The mini split will be wall hung and not interfere with any historic details. Minisplit units will be located in the kitchen and rear bedroom above the kitchen, which are both in the addition. The living room and master bedroom are in the original part of the house and minisplit units will be installed. The traditional ductwork system will originate on the 3rd floor in a closet and will go into the attic space to condition the 3rd level. The ductwork will then go down to the first floor into one room. This is the only room at the first floor that will have ducts. The second-floor hallway ceiling will be dropped 10-12 inches and ducts will be installed to supply air to the rooms not supplied by the minisplit units. The hallway has no historic details or features other than door trim which will not be disturbed. The basement will have a separate forced air ducted system to keep the stone foundation dry over the summer. The basement has no original historic details.

Staff Comments: Generally the proposed work complies with Section 20.112 of the County Code, “the repair or replacement of exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing; and maintenance of the exterior of the structure.”

The maintenance of the roof is routine maintenance that is required to maintain the physical integrity of the structure.

Staff requested additional information on the structural star system, and the Applicant stated they were recommended by the structural engineer, provided a photo of the stars and provided elevations showing the area the stars will be added and the area where the walls will be rebuilt. Staff would like more information on how the structural star system will be installed in the house and what the system will do. The metal rod system associated with the structural stars is somewhat shown in the drawings provided, but a more a detailed explanation of how this system works is needed.

The masonry work is also work that is necessary to maintain the physical integrity of the structure, but Staff finds items H, I and K are not eligible as they are interior finish work and one is a county permit. For the reconstruction of the walls, Staff recommends the Applicant document the existing conditions through photographs in order to properly reconstruct the walls. Each stone should be carefully marked so that the reconstruction looks as though it never took place. It is also very important for the color of the mortar to be properly matched to the existing mortar or the area of reconstruction will be very evident.

The HVAC work could be considered an eligible expense to maintain the physical integrity of the structure in regards to durability of the structure by assisting with temperature control. The proposed system appears to be minimally invasive and will not disturb historic interior features with the installation of ductwork or the minisplit units.

Staff Recommendation: Staff recommends tax credit pre-approval for the work and recommends the Commission determine if the HVAC work is eligible. Items H, I, and K from the proposed work are not eligible for tax credits.

Testimony: Mr. Shad swore in Vadim Shapiro and Richard Bishop. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Shapiro said the smaller sized star was better to attach to the stone exterior rather than the larger star. The larger star would not sit completely level against the stone. The contractor will drill holes that are level into the stone based on the floor joist that go in different direction. The basement will have a threaded rod to go all the way from the east to west of the house so the stars will match the same direction as the floor joists. Ms. Tennor asked about the diameter of the rod. Mr. Shapiro said it was about one inch.

The floor joists on the level above the basement run north to south, and the stars will be attached to the joists. The floor joists on the next level up run east to west, the same as in the basement. Only shorter rods will be installed, since the entire rod cannot extend all the way from east to west on the second level. The shorter rods will be installed very close to a structural joist, along with a metal 'L' shaped bracket, which is the place where the stars will be attached. The structural engineer told the Applicant that there are not many places where the stars can be attached securely to the stone.

Mr. Reich said the interior ceilings and finishing must be removed in order to install the rods. Ms. Holmes said the Code states finish work is not eligible for tax credits. Mr. Taylor clarified that it is the 20.112 credit not 20.113 tax credit being considered and asked about the removal of the wood floor to get to the area for the structural work. Mr. Taylor said since the work seems to be directly related to the structure and painting may be related if the walls are damaged, but finish work is not eligible.

Ms. Tennor asked about the materials in the cracked stone wall. Mr. Shapiro said it is mortar but the previous owner repaired the walls with cement, which is not appropriate. The Applicant's mason said if water seeps in and freezes, the material would pop out because there is no space for expansion. Mr. Shapiro said he planned on doing 50% repoint, but with the installation of stars, it seems 100% repoint may be needed.

Mr. Shapiro asked about marking the stone and the location of the particular stones. He said some stones are baseball size while others are larger, which is hard to mark. Mr. Shapiro said helical wall ties are needed to fully secure the joists. Mr. Reich asked if there are any original joints exposed. Mr. Shapiro said it is difficult to say, since they have been painted over many times. The front of the house is in the best shape, since it has the most uniform stone shape throughout.

Ms. Holmes said that the application stated there would be a 50% repoint. Mr. Shapiro said yes, but after further evaluation, he would like to do a 100% repoint. Ms. Holmes said the application will need to be amended to reflect the 100% repoint work for the tax credit pre-approval.

The Applicant and Ms. Holmes discussed the cost of the work. Ms. Holmes said the Applicant may now be eligible for the assessment tax credit. Ms. Holmes asked if the application can be amended to include the assessment tax credit. Mr. Taylor said the Applicant can amend the application and asked Mr. Shapiro if he would like to proceed. Mr. Shapiro said yes. Ms. Holmes said to save all itemized receipts for documentation and licensed contractors are required in order to claim labor. Ms. Holmes referenced the tax credit Code 20.112, which makes the structural engineer and architect fees eligible for a tax credit. Mr. Shapiro said he will keep invoices, credit card receipts, cancelled checks and other necessary documents.

Ms. Zoren referred to Item H, interior floor protection with tarp and plywood,) and said if the floor is a tongue and groove floor, it is considered structural. Mr. Shapiro said the flooring is tongue and groove and believes it is the original floor. Ms. Zoren asked if there is another layer between the floor boards and the joists. Mr. Shapiro said no, the floor boards are right on the joists. Mr. Taylor said that work would be eligible.

Mr. Taylor said Item I could be questionable, since the code states eligible work does not include interior finish work that is not necessary to maintain the structure integrity of the building. In this case, interior walls need to be damaged or removed to do the necessary structural work, so Item I should not be an issue for the tax credit. Mr. Shapiro asked about the HVAC system and Mr. Reich agreed HVAC is needed for structure integrity. Ms. Tennor said the HVAC will minimize the mold and dampness. Ms. Burgess told the Applicant not to change his ductwork installation method, as the minimal disturbance to the historic structure is a reason why the HVAC can be approved. Mr. Taylor advised the Applicant that once construction begins if he encounters other issues, please contact Staff to discuss the issues in order not to forfeit tax credit eligibility.

Mr. Reich asked if the cored filled block wall will be on the outside. Mr. Shapiro said the material will be installed in areas that are rebuilt to reinforce the structural integrity, then faced with stones, so the core filled block will not be visible.

Motion: Mr. Roth moved to approve the application as submitted, except item B is amended to be 100% spot pointing, Item K for the permit application is denied, and adding the Section 20.113 assessment tax credit. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-53 – 8267 Main Street, Ellicott City (continued from August) - Withdrawn

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940 and was constructed as a Post Office. The Applicant came before the Commission in May 2017 in case HPC-17-28 to remove the large spruce tree in the front yard and level out the soil that was left behind from the flood. An update to that application is that the spruce tree will be transplanted to Centennial Park, where it will be used for the Recreation and Parks annual tree lighting event. The Applicant has been working on a master plan for the property at 8267 Main Street and now has a plan to present to the Commission and seeks approval for the work.

The Applicant seeks approval for the following work:

- 1) The installation of two rain gardens in front of the building, one on each side of the front walkway.
- 2) The installation of the 2017 ArtSite artwork.
- 3) New interpretive signs for the rain gardens.

The rain gardens would be located in front of the historic building, one on each side of the front walkway. The Applicant worked with Howard EcoWorks, through the Howard County Office of Community Sustainability, on the design of the rain gardens. The rain gardens were designed to qualify for MS4 credit (which is a State mandate to treat impervious surfaces). The garden will contain phlox,

erigeron, iris, tiarella, penstemon, rudbeckia, dwarf liatris, lobelia, ilex, aster alert, eurybia, solidago, carex, panicum, polystichum and sedum. The garden will also have an irregular flagstone path that will lead to the proposed location for the 2017 ArtSite artwork on the right side and on the left side will lead to the flagpole. It does not appear the flagstone path will allow someone to walk through the garden.

The Applicant has provided the following supplementary information on the proposed rain gardens, "The rain garden will be approximately 2 feet deep at its deepest. The plants in question were specifically chosen because they're dwarf varieties. The Aster "Alert" will get 12" tall, and the Solidago "Golden Fleece" will be approx. 12-18". These dwarf varieties were chosen specifically for this location so as not to get in the way. The overall height of the plants will also cut down on maintenance over the years as they fill in and cut down on mulching and weeding costs."

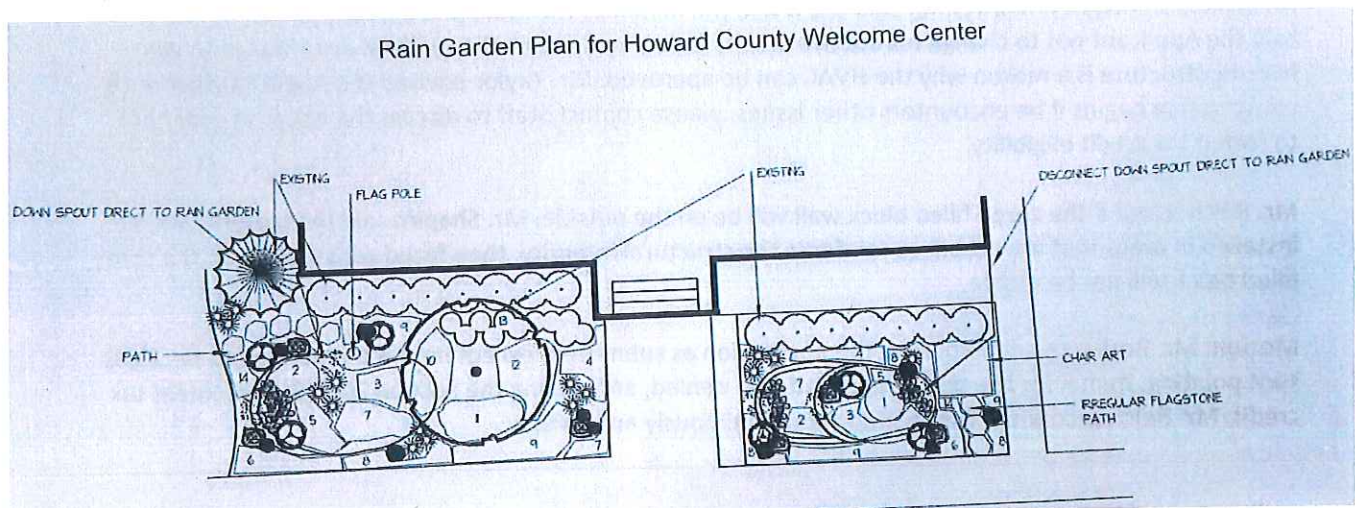


Figure 21 - Proposed rain gardens

A location is shown in the landscape plan above for the 2017 ArtSite artwork and for future ArtSites or artwork, on the right side of the yard, in front of the existing shrubs (which are to remain). The artwork is a three dimensional piece that is stained and painted wood that is 5 feet wide by 10 feet high by 5 feet long, as shown in Figure 24.



Figure 22 - Front of Visitor's Center

Interpretive signs are proposed for inclusion within the rain garden area in order to provide an education opportunity for the community and visitors. The proposed style will match the existing Civil War Trail sign on site, as shown in Figure 23.

At the time that Staff reports were finalized for the September meeting, Staff had not received any additional information from the Applicant.

Staff Comments: Rain gardens are a good idea where they can be utilized for the practical purpose of absorbing rain water and for providing educational opportunities. The Tourism building (historic Post Office) is an effective location for educating the community since there are many visitors. The Post Office was constructed in the Georgian revival style, in a time when civic and Federal buildings were still being constructed in the classical revival styles and designed to be landmark buildings. The proposed use of perennials in an informal manner is inconsistent with the formal setting of the building. Chapter 9.B of the Guidelines explains, "Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical." This building is one of the rare cases where formal plantings and an open lawn would be typical and in-keeping with the architecture and historical style of the building. Chapter 9.B recommends, "retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available." If it is possible to construct the rain garden in a more formal manner, using plants that are more common to a formal setting, while still compatible with the functionality of the rain garden, that would be ideal and would better comply with the Guidelines.



Figure 23 - Proposed sign style

Initially Staff was concerned at the potential height of the plantings as aster and solidago exceed 3 feet, if not 4 feet, in height when mature, but the Applicant has confirmed that dwarf varieties were chosen. The Applicant has also indicated they are flexible with the proposed plantings. Staff was also concerned about the ability to access the downspout by the ADA ramp, but the Applicant has confirmed a contractor stated they will be able to access this downspout for the rain garden, without disrupting use of the ramp.

Chapter 9.B states, "locate, drain and maintain landscape planters to minimize moisture retention that could damage the siding and foundation of adjacent buildings." While the rain garden should not affect the foundation of this building, Staff recommends the contractor confirm that the proposed rain garden would not have a detrimental effect on the structural integrity of the building.

The rain garden would contain an area for the proposed artwork and future art work to be displayed. The art currently rotates on a yearly basis and is not permanently in place. Staff recommends that any art chosen not block views of the historic building and finds the current proposal is quite tall at 10 feet high. Possibly relocating the art site to the east garden location would lessen the impact on the historic structure as the topography drops off on the east side of the property, but would still provide a strong visibility to Main Street patrons and the community.



Figure 24 - Proposed art work

The Applicant has also proposed installing interpretative displays. Staff is currently in the process of trying to identify a new standard display for use in the Historic District through the Master Plan process. If possible, Staff requests this item be delayed until a new style has been chosen. Additionally, Staff would require more information on the displays, such as location and mockup of the graphics.

The Ellicott City Master plan process is currently underway. The potential use of the back-parking lot of the Post Office is currently underutilized and could be explored for better uses, such as a pedestrian pocket park that could have a large rain garden and art displays, which would be a more appropriate location, than the front of a formal building.

Staff Recommendation: Staff recommends Approval of the rain garden, but recommends a more formal planting scheme be identified in order to protect the historic and architectural integrity of the structure and that the plantings not exceed three feet in mature height. Staff recommends approval of the current art, but recommends the location be moved to the east garden location. Staff recommends the interpretative displays be resubmitted at a later date after Staff has been able to identify a new standard style for use throughout town.

Testimony: There was no testimony. The Applicant withdrew the application.

Motion: There was no motion. The Applicant withdrew the application.

HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City (continued from August)

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Jeni Porter

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the yard along Hamilton Street/Parking Lot D. The Applicant came before the Commission in May 2017 in case HPC-17-30, in which a cedar deck was proposed and approved. The Applicant now has a different proposal for the same space and seeks retroactive approval for the installation of small patio.

Instead of constructing the approved cedar deck, the Applicant seeks approval to construct a brick and bluestone patio. The brick would replace the wood currently retaining the soil to level, shown in Figure 25 below. The brick would be 3.5"x7.5"x2.25". Bluestone slate would be set on top of the soil currently in place. No sand will be used. The bluestone slabs come in 23.5"x36"x1.5" sizes. The patio will have a front rise of 7 inches in the brick. The back border will be built into the existing berm.

The Applicant seeks retroactive approval for the small patio, shown in Figure 26, below. The small patio uses the same brick and bluestone that is proposed for the large patio. The size of the patio is 10 feet long by 4 feet deep, with rounded corners. The max height of the patio is 10 inches as it was built into a small hillside. The small patio is located diagonally across the courtyard from the proposed location of the large patio.

This application is being continued from the August 2017 meeting, as the Applicant was unable to attend and the Commission required more information. At the time that Staff reports were finalized for the September meeting, Staff had not received any additional information from the Applicant.



Figure 25 - Proposed location for patio



Figure 26 - Smaller patio that is already constructed

Staff Comments: Chapter 9.D of the Guidelines recommends, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way." The brick that was used on the small patio and that was proposed for the large patio does not match the brick walkways that are on site. This is a prime reason why it is important not to do work without approval; if the Applicant had submitted this spec prior to the construction, Staff would have recommend using a different brick. There is a mix of hardscaping materials in this courtyard vicinity and not all of them have been approved over the years. That is an issue in and of itself, but should not be furthered by adding an additional mix of materials. The choice of brick and bluestone generally comply with the Guidelines, although the same brick should be used to match the existing walkway or the walkway should be replaced to match the patio retaining wall.



Figure 27 - Previously constructed patio without approval that was destroyed in flood

It is unclear why polymeric sand will not be used on the patios. There are rather visible joints on the small patio that was already constructed and polymeric sand will assist in filling the joints and stabilizing the patio. Staff is also concerned at the proposed installation method for the proposed patio, which does not seem to consist of creating the appropriate foundation. If the foundation of the patio is not constructed properly with crushed stone, tamping, and leveling, the patio will crack and break. This was the case with the patio that was constructed without approval last summer and was destroyed in the July 30, 2016 flood (see Figure 27). Prior to the flood, after being installed for only a few months, the patio was settling, cracking and breaking apart.



Figure 28 - Site alterations

The wood planter retaining wall, gate and chain fence have also been installed without approval, but appear to be from the neighboring property, see Figure 28. This issue will be addressed separately.

Overall the proposal for the brick and flagstone patios are more appropriate and in-keeping with the character of the area than the cedar deck. However, it is important to use the correct materials to avoid a cluttered look that detracts from the architectural integrity of the historic structures that form Tongue Row.

Staff Recommendation: Staff recommends Approval of the patios, contingent upon using a brick that matches the existing walkway and a professional installation to ensure longevity to the patios.

Testimony: Mr. Shad swore in Jeni Porter. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Porter said she was unable to bring a sample of the bluestones, but they have already been in use in the courtyard for several years. Ms. Porter said before she assumed the business, the area marked 'slate' on the plan had bluestone pavers.

Ms. Burgess said the area marked 'large patio' on the plan was where the previous deck was approved to be installed in the spring. Now a large patio of slate and brick is proposed for the same area. The

Applicant is seeking retroactive approval for the small patio. Ms. Holmes said Staff recommends approval of the patios contingent upon using a brick that matches the existing walkway and with professional installation to ensure longevity to the patios.

Mr. Reich asked if the small patio will be covered with bluestone. Ms. Porter said yes. Mr. Roth asked what the small patio is made of. Ms. Porter said it was constructed with the bluestone. Mr. Reich asked what the plan is for the large patio. Ms. Porter said she would like to use brick and bluestone instead of the cedar deck, because the cedar deck did not complement the existing elements in the courtyard. Mr. Reich asked if the large patio will match the small patio, with a brick border and slate in the middle. Ms. Porter said yes, the two slate areas on the plan were already existing when she took over the business, and she intends to use the same stones. Ms. Porter said the wooden 2x4s framing the large patio would be replaced with brick, then stones added on top to be no more than six inches in height


Ms. Tennor asked about the angled sides on the large patio. Ms. Porter said the angles blend better into the existing landscaping. Ms. Tennor asked if the brick will be edged with the berm. Ms. Porter said yes, there will be access points on both sides at ground level allowing ADA access. The only step up would be along the lawn edge. Ms. Zoren asked why the large patio area has the angles instead of a straight line on the shorter sides to be more of a rectangular shape. Ms. Porter said she can build the rectangular patio, but she prefers for the patio edge to blend better into the existing landscape.

Ms. Tennor asked why the small patio is for retroactive approval. Ms. Porter said the business owners of the property attached to her courtyard built a big planter. She explained that the small patio is surrounded by dirt that eroded onto the sidewalks. Ms. Porter had to build up the small patio to stabilize the erosion. She thought since brick and stone were already existing in the courtyard, no approval was needed, but she now understands.

Motion: Mr. Reich moved to approve the application as submitted with the provision that the Applicant provide a good sand base for the new patio. Mr. Roth seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:27 p.m.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary